

Harbor Gateway Center:

June 29, 2000

Product/Demo Contract 34, 36, 37 & 38  
missing pages from Guttenberg's  
draft

Delivery of Bldg. → "broom clean" w/o lead paint

BRE (\*) BRE to contract w/ PCB, ballasts & fluorescent lights  
sweep lead paint prior to delivery

BRE (\*) Furnace structure/plant in Bldg #2 — are these  
asbestos containing

BRE (\*) Contact Grandmasson RE: transformers,  
arcant boxes, wiring, etc

Phase I 1, 3, 19, 20 & 32

Phase II 2 & 66

BRE (\*) SHBA needs Bldg 2 cleared before they come out  
to view AOC in Bldg 2

check condition of Harbor Gateway in the  
wine

SHBA > Water well #2 SHBA to co-ordinate

SHBA > Concrete: SHBA will provide specs on dealing

SHBA > concrete

BRE & SHBA > Haz Mat: Not needed for the surface removal

BRE > Responsibility Checklist: Revised by SHBA  
Review & comment

### Demo Contract

- > Bond Forms:
  - Performance
  - Payment

> Submittal date 7/12/00 of Bid

> Start date 8/01/00 TBD by the parties

July 18 — 1:30 pm

## BOEING – HARBOR GATEWAY

Management Meeting Minutes #06

June 20, 2000



### ATTENDEES:

S. Mario Stavale (MS), BRC  
Johnny Marasco (JM), BRC  
Gregory Stewart (GS), TA  
Kent Haggerty (KH), SL  
Deryl Robinson (DR), SL  
Fred Wallitsch (FW), SL

### DISTRIBUTION:

Attendees  
De De Soto (DS), BRC  
Steve Shestak (SS), BRC  
Mark Burkholder (MB), NE  
Charles (Rus) Purcell (RP), KJC  
Derrick Willis (DW), IES  
Peter Murphy (PM), KJC

### LEGEND:

BRC = Boeing Realty Corp.  
SL = Snyder Langston  
KJC = Kennedy/Jenks Consultants  
TA = TAIT & Associates  
IES = Integrated Environmental  
NE = Norcal Engineering

ITEM	RESP.	DUE DATE	DISCUSSION
01.01	SL		<b>DEMOLITION BID DOCUMENTS &amp; PROCEDURES –</b> <u>Update 06/13/00:</u> Bid packages being prepared for distribution this week. Buildings 1,3,19,20,32 will be Phase I Buildings 2,66 to be Phase II All structural slabs at grade level to be removed with underground work Initial demolition work to remove buildings to grade Existing monitoring wells to be valued at \$10,000 ea The roofing does contain asbestos, treatment and handling to be determined. Dry Utilities will be terminated by BRC Demolition contractor will utilize onsite hydrants, which will be turned off in phases as work is completed.
	IES		
	SL	06/26	A jobwalk will be schedule 1 week after bid package is distributed. Attendees to include Johnny Marasco, Greg Stewart, SL & onsite Boeing personnel (TBD)
	BRC	06/15	BRC to send new contract form, insurance and safety requirements. A watchman will be required during demolition, responsibility TBD
	SL		Fencing to be maintained during demolition process <u>Update 06/20/00:</u> A jobwalk with the demolition subcontractors will occur on Wednesday, June 28, 2000 @ 8:30 am. Demo bid date is July 7, conditional upon no addendums.
	SL/BRC		A watchman will be required during demolition and sitework. Either Boeing or SL will hire (TBD).
	TA		Bldg. 29 only has slab on grade & footings to be removed (some of building has already had slab & footings removed. Tait to note on plans) All structures will be removed to 6' below existing grade, all slabs to remain will be "punched" for drainage through the slab. SL to include alternate to remove all walls down to basement slabs.
01.03	KJC		<b>ENVIRONMENTAL REVIEW –</b> <u>Update 06/13/00:</u> KJC has discovered new boring information and is incorporating into the plan. KJC will not start soil borings until the Sampling Analysis Plan is complete and approved. Phase IIA environmental plan is expected to be complete by the end of June for submission to Boeing and have Regional Water Quality Board approval by end of July, Phase IIB process expected to lag 1 month. <u>Update 06/20/00:</u> Bids have been received by BRC for buildings 2,19,66. Bldg. 1's roof does not contain asbestos. Any ACM within the roofs will have the asbestos removed prior to demolition. Boeing to deliver abatement schedule to SL
	BRC		

## **BOEING – HARBOR GATEWAY**

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01.04

### **SITE PREPARATION PROGRESS -**

Update 06/13/00: Asbestos abatement is complete in buildings #1 & 3 except roofing.

Update 06/20/00: Buildings 1 & 3 are complete except for the telephone closets (Telephones are still in operation). Building 20 is in progress.

01.05

MY

**SCHEDULE -** Update 05/24/00: The water well #2 must be exposed, inspected and re-abandoned. This effort should start right away. In the meantime it should be protected carefully.

Update 06/6/00: The demolition target start date is moved back to August 1, 2000.

Update 06/13/00: SL to prepare CPM Schedule. *Pending*

01.06

SL

### **DRAINAGE & GRADING -**

- It was agreed that existing storm drain will remain active in place during Phase 1. Precautions will be taken to ensure positive drainage of all pads after Phase 1. This is expected to require a small amount of work.

- Storm drains will be removed towards end of Phase 2, at which time the site will be graded to approved grading plans.

Update 06/6/00: Mario directed not to re-visit the drainage issue with the city, which requires that the grading plans not be changed.

After discussion, it was agreed that Tait would produce an interim rough grading plan that minimizes the amount of import requirement until required by land sales.

TA

6/15/00

Update 06/13/00: Interim rough grading plan needed for bid package. Plan will include an import quantity excluding basement and oven backfill.

Update 06/20/00: Bottoms of all footings will need to be certified before backfill can begin. Contractor will be required to document all structures left in ground.

02.00

**CONCRETE CRUSHING -** Discussed contract requirements. Agreed that the demolition contractor will have responsibility to remove material from the site and the right to sell it.

Update 05/24/00: A crushing spec is required as an option to use salvaged concrete in the onsite fill.

Update 06/6/00: Bid package will be written to give Boeing the option to either buy back the crushed concrete at a set price or let the subcontractor dispense of it.

Update 06/13/00: SL received 10/25/96 NORCAL letter for crushed base material

02.01

**GEOTECHNICAL -** Update 06/20/00: Norcal to do site inspection during Backfill, recompaction and grading operations.

**BOEING – HARBOR GATEWAY**

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04.01

**HAZMAT PROCEDURES –**

- Owner will have a full time rep on-site who will be notified immediately on discovery of any suspicious materials.
- Contractor shall be required to have OSHA c/o HR trained individual on-site to watch for hazardous materials.

04.02

SL  
SL  
TA  
TA  
TA  
TA

**PERMITS REQUIRED- SCAQMD- By contractor**

Truck Routes- By contractor

NPDES- Greg will pursue and advise

Update 06/13/00: TA to produce NPDES and BMP for demo bid package.

Obtain permit status from Bayley

Update 06/20/00: TA will process and pay for permit. Demo Contractor to pull permit and make notifications.

04.03

SL

**TRANSITE WATER PIPE-** This is not included in Boeing's existing abatement scope. Abatement of them will be dealt with as necessary as additional scope.

Update 06/13/00: All water piping is assumed to be transite. Exposure & removal to be performed during subgrade demolition phase. 36" of cover will be assumed.

05.01

**RESPONSIBILITY CHECKLIST – Update 06/20/00:** The task checklist dated 06/06/00 was distributed for Phase III of the Property.

NOTE: For the purposes of the overall Harbor Gateway Project, this is Phase III of a 4 phase project. The other 3 phases of the demolition and site preparation are complete (except for some paperwork)

These meeting minutes shall be considered correct unless written notice to the contrary is received by Snyder Langston within five (5) business days of issuance. The next scheduled meeting will be Thursday, June 29, 2000 @ 1:30.

Respectfully submitted,

**Fred Wallitsch**

Principal

Attachment: Responsibility Checklist dated June 16, 2000 distributed at meeting of 06/20/00

Boeing – Harbor Gateway  
June 28, 2000  
Bidder Questions from Walkthru

- 1) Lead Paint – What is the process for dealing with lead paint
  - a) Prior to demo that is loose or has fallen to the floor
  - b) After structural demolition – that is still on the attached to the structure
  - c) After structural demolition – that has fallen in flakes to the floor
- 2) The environmental contractor will remove all PCB transformers, ballasts and fluorescent light tubes – True or False. YBS
- 3) Suspended concrete slabs that are to be demolished with the above grade portion of the work (building 3 and Mezzanines and possibly roofs) – are these to be entirely removed from the project or left for crushing with the below grade and SOG portion of the demolition. These could possibly be used for backfill purposes as well.
- 4) Interior non-structural debris (racks, desks, garbage, equipment) were identified to be removed entirely by BRC with the exception of some racks in Building 66, essentially leaving the building prior to demo with a broom clean slab. Is this the intent?
- 5) Permits are to be paid for by BRC – correct
- 6) Bid date of July <sup>17</sup> and start date of Aug. <sup>TBD</sup> – we need to examine this in light of the abatement schedule and the salvage operation. It may be better to hold off a week or two on the start date unless we catch up to the abatement crews in Building 2 – where there appears to be an incredible amount of galbestos (sp?)
- 7) We will need to identify to bidders what they will be able to salvage – I was not aware that a salvage contractor had first dibs on everything.
- 8) Liquidated damages?

} Prior to delivery: BRC  
to Clean  
After the contractor  
responsibility